

SEND TAX NOTICE TO:  
Two Newton Place  
255 Washington Street  
Newton, Massachusetts 02458

This Instrument was prepared by:  
Louis A. Monti, Esq.  
Sullivan & Worcester LLP  
One Post Office Square  
Boston, Massachusetts 02109

STATUTORY WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

Know all men by these presents, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned Grantor in hand paid by the GRANTEE herein, the receipt and sufficiency whereof is hereby acknowledged, SVCN 3 LLC, a Delaware limited liability company, successor by name change to Spirit Master Funding III, LLC, a Delaware limited liability company, pursuant to that certain Amended and Restated Certificate of Formation attached hereto as Schedule I (herein referred to as "Grantor"), does grant, bargain, sell and convey unto SVC ABS LLC, a Delaware limited liability company (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit (the "Property"): Mortgage is being recorded simultaneously herewith.

(See Exhibit A attached hereto).

This conveyance is subject to the following: all matters of record to the extent in force and applicable to the Property; all matters that would be shown by a complete and accurate ALTA/NSPS survey of the Property as of the date hereof; all real estate taxes and municipal assessments for the Property for the current tax year not yet due or payable; all parties in possession as tenants at the Property; and all applicable laws (collectively, the "Permitted Encumbrances").

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns, forever.

Grantor hereby covenants and agrees with Grantee, its successors and assigns, that Grantor, its successors and assigns, will warrant and defend the above-described real estate against the lawful claims (unless otherwise noted above) of all persons claiming by, through or under Grantor; but none other, excepting, however, the Permitted Encumbrances.

*[Remainder of Page Intentionally Blank; Signature Page Follows]*



IN WITNESS WHEREOF, we have hereunto set our hand and seal, this 10th  
day of February, 2023.

**SVCN 3 LLC,**  
a Delaware limited liability company

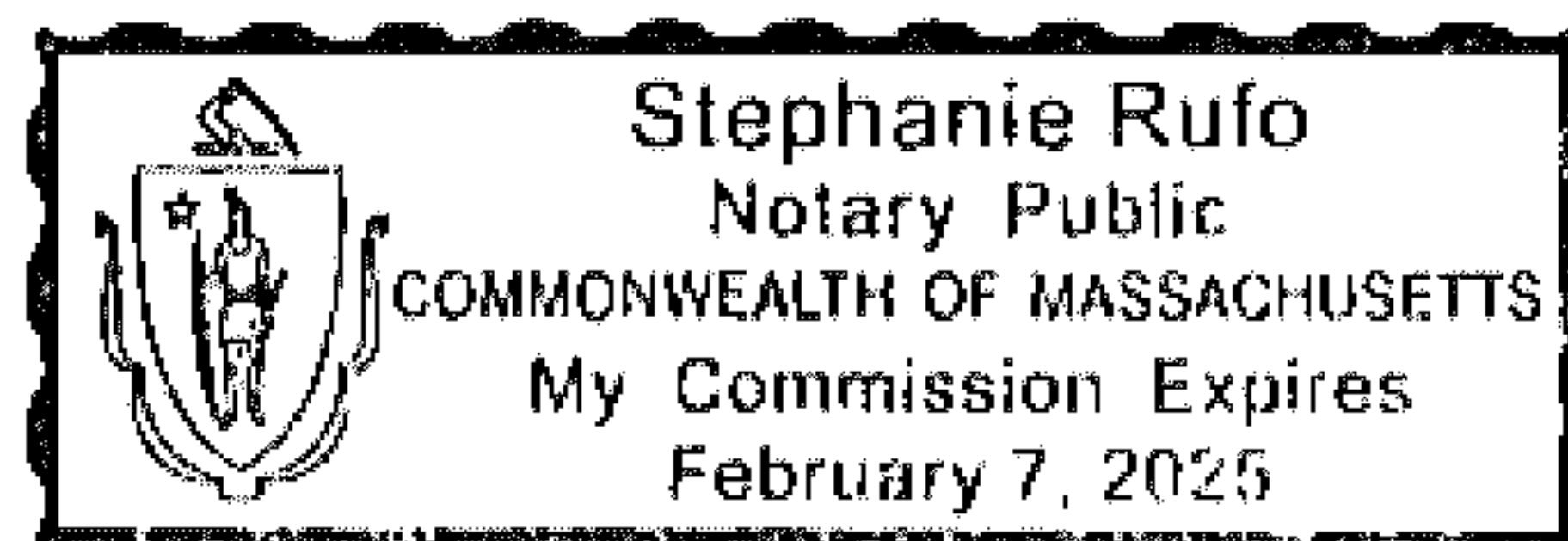
By: [Signature]  
Name: Todd W. Hargreaves  
Title: President and Chief Investment Officer

**COMMONWEALTH OF MASSACHUSETTS )**  
**COUNTY OF MIDDLESEX )**

I, the undersigned, a Notary Public in and for said County, in said Commonwealth, hereby certify that Todd W. Hargreaves, President and Chief Investment Officer of SVCN 3 LLC, a Delaware limited liability company whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand this 6<sup>th</sup> day of February, 2023.

[Signature]  
Notary Public  
My Commission Expires: 2/7/2025





**EXHIBIT A**

**LEGAL DESCRIPTION**

**136 First Street North, Alabaster, Shelby, AL**

Lots 3, 4, 5, 6, 7 and the South half of Lot 8, Block 2, according to Nickerson-Scott Survey as recorded in Map Book 3, Page 34, in the Probate Office of Shelby County, Alabama.



**SCHEDULE I**

**AMENDED AND RESTATED CERTIFICATE OF FORMATION**

**OF GRANTOR**

(See attached.)



# Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED ARE TRUE AND CORRECT COPIES OF ALL DOCUMENTS ON FILE OF "SVCN 3 LLC" AS RECEIVED AND FILED IN THIS OFFICE.

THE FOLLOWING DOCUMENTS HAVE BEEN CERTIFIED:

CERTIFICATE OF FORMATION, FILED THE EIGHTH DAY OF JULY, A.D. 2005, AT 1:16 O`CLOCK P.M.

RESTATED CERTIFICATE, CHANGING ITS NAME FROM "SPIRIT MASTER FUNDING III, LLC" TO "SVCN 3 LLC", FILED THE TWENTY-THIRD DAY OF SEPTEMBER, A.D. 2019, AT 9:25 O`CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE AFORESAID CERTIFICATES ARE THE ONLY CERTIFICATES ON RECORD OF THE AFORESAID LIMITED LIABILITY COMPANY, "SVCN 3 LLC".



3997248 8100H  
SR# 20213538677

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

A handwritten signature of Jeffrey W. Bullock in black ink, written over a horizontal line.

Jeffrey W. Bullock, Secretary of State

Authentication: 204436717  
Date: 10-18-21



State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 01:21 PM 07/08/2005  
FILED 01:16 PM 07/08/2005  
SRV 050567183 - 3997248 FILE

20230308000064880 03/08/2023 03:23:24 PM DEEDS 6/9

**CERTIFICATE OF FORMATION**  
**OF**  
**SPIRIT MASTER FUNDING III, LLC**

The undersigned, an authorized person, hereby forms a limited liability company by virtue of the Delaware Limited Liability Company Act, and adopts the following Certificate of Formation for such limited liability company.

**ARTICLE I**

**NAME**

The name of the limited liability company is Spirit Master Funding III, LLC (the "Company").

**ARTICLE II**

**PRINCIPAL PLACE OF BUSINESS**

The principal place of business of the Company is 14631 N. Scottsdale Rd., Ste. 200, Scottsdale, AZ 85254-2711.

**ARTICLE III**

**REGISTERED AGENT AND REGISTERED OFFICE**

The address of the Company's registered office in the State of Delaware is c/o The Corporation Trust Company, Corporation Trust Center, 1209 Orange Street, County of New Castle, City of Wilmington, Delaware 19801. The name of the Company's registered agent at such address is The Corporation Trust Company.

**ARTICLE IV**

**MANAGEMENT**

The management of this limited liability company shall be as set forth in the Limited Liability Company Agreement of the Company. The powers of the authorized person shall terminate upon filing this Certificate of Formation.

IN WITNESS WHEREOF, I have signed this Certificate of Formation this 8th day of July 2005, and acknowledge the same to be my true act and deed.

By:   
Michael J. Zieg, Authorized Person



State of Delaware  
Secretary of State  
Division of Corporations  
Delivered 09:25 PM 09/23/2019  
FILED 09:25 PM 09/23/2019  
SR 20197180431 - File Number 3997248

20230308000064880 03/08/2023 03:23:24 PM DEEDS 7/9

**AMENDED AND RESTATED  
CERTIFICATE OF FORMATION  
OF  
SPIRIT MASTER FUNDING III, LLC**

Spirit Master Funding III, LLC, a Delaware limited liability company, formed on July 8, 2005 under its current name, does hereby certify, pursuant to Section 18-208 of the Delaware Limited Liability Company Act, that its Certificate of Formation is hereby amended and restated to read in its entirety as follows:

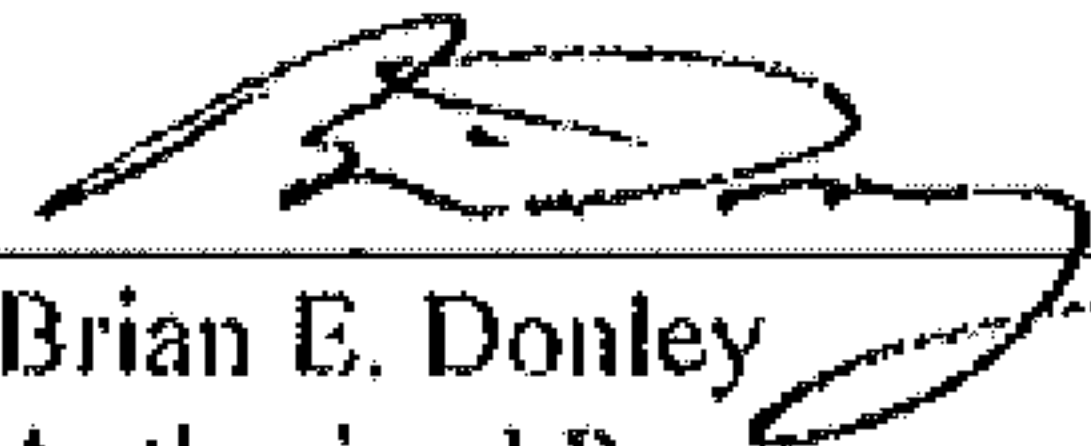
- FIRST: The name of the limited liability company is SVCN 3 LLC.
- SECOND: The address of its registered office in the State of Delaware is 251 Little Falls Drive, in the City of Wilmington, County of New Castle, Delaware 19808. The name of its registered agent at such address is Corporation Service Company.

[Signature page follows]



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**IN WITNESS WHEREOF**, the undersigned has executed this Amended and Restated Certificate of Formation on the 23rd day of September, 2019.

  
\_\_\_\_\_  
Brian E. Donley  
Authorized Person

[Signature Page to Amended and Restated Certificate of Formation of Spirit Master Funding III, LLC]



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

|                  |                                         |                         |                                         |
|------------------|-----------------------------------------|-------------------------|-----------------------------------------|
| Grantor's Name   | SVCN 3 LLC                              | Grantee's Name          | SVC ABS LLC                             |
| Mailing Address  | c/o Service Properties Trust            | Mailing Address         | c/o Service Properties Trust            |
|                  | Two Newton Place, 255 Washington Street |                         | Two Newton Place, 255 Washington Street |
|                  | Newton, MA 02458                        |                         | Newton, MA 02458                        |
| Property Address | 136 First Street North, Alabaster, AL   | Date of Sale            | 2/10/2023                               |
|                  |                                         | Total Purchase Price    | \$ 10.00                                |
|                  |                                         | or                      |                                         |
|                  |                                         | Actual Value            | \$                                      |
|                  |                                         | or                      |                                         |
|                  |                                         | Assessor's Market Value | \$ 147,160.00                           |

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

|                                            |                                                                            |
|--------------------------------------------|----------------------------------------------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal                                         |
| <input type="checkbox"/> Sales Contract    | <input checked="" type="checkbox"/> Other <u>Assessor's Assessed Value</u> |
| <input type="checkbox"/> Closing Statement |                                                                            |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

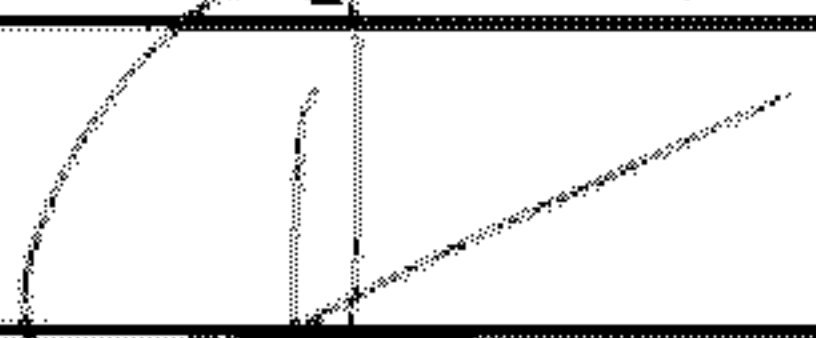
Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

|                                     |                                                                                                                          |       |                                                                                       |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-------|---------------------------------------------------------------------------------------|
| Date                                | 2/10/2023                                                                                                                | Print | Todd W. Hargreaves, President and Chief Investment Officer                            |
| <input type="checkbox"/> Unattested |                                       | Sign  |  |
|                                     | (verified by) Stephanie Rufo<br>Notary Public<br>COMMONWEALTH OF MASSACHUSETTS<br>My Commission Expires February 7, 2025 |       | (Grantor/Grantee/Owner/Agent) circle one                                              |

eForms

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/08/2023 03:23:24 PM  
\$47.00 JOANN  
20230308000064880

Allen S. Bayl